



Baltimore County
Department of Planning

Quarterly Subdivision Report

Third Quarter

July 1, 2015 – September 30, 2015

Table of Contents

Introduction	2
Policy Framework	2
Development Summary	4
Residential Development.....	6
Non-Residential Development.....	9
Appendix	10
Cowenton South	11
Pall Corporation	12
Timonium Square, Lot 2.....	13
Water’s Landings at Middle River	14
Arbutus Station	15
Troyer Property.....	16
Benicewicz Property.....	17
Ferraro and Spanellis LLC Property.....	18
Towson Mews PUD.....	19
Sisolak Property.....	20
Family Dollar.....	21
Osprey Pointe	22
Blum Property.....	23
Texas Roadhouse.....	24
Oella Road	25
4511-4515 Bucks School House Road	26

Introduction

This issue of the Quarterly Report summarizes Baltimore County development for residential and non-residential activities for the time period beginning July 1, 2015 and ending September 30, 2015. The Report utilizes Baltimore County Department of Permits, Approvals, and Inspections (PAI) data as of December 2015. Detailed information on each of the approved development plans in the reporting quarter is presented in chronological order by approval date in the Appendix. The Report addresses the following key elements:

- Development type
- Development location
- Development acreage
- Zoning classifications
- Housing unit type and number of units
- Building permits by dwelling type
- Non-residential square footage of proposed improvements

Policy Framework

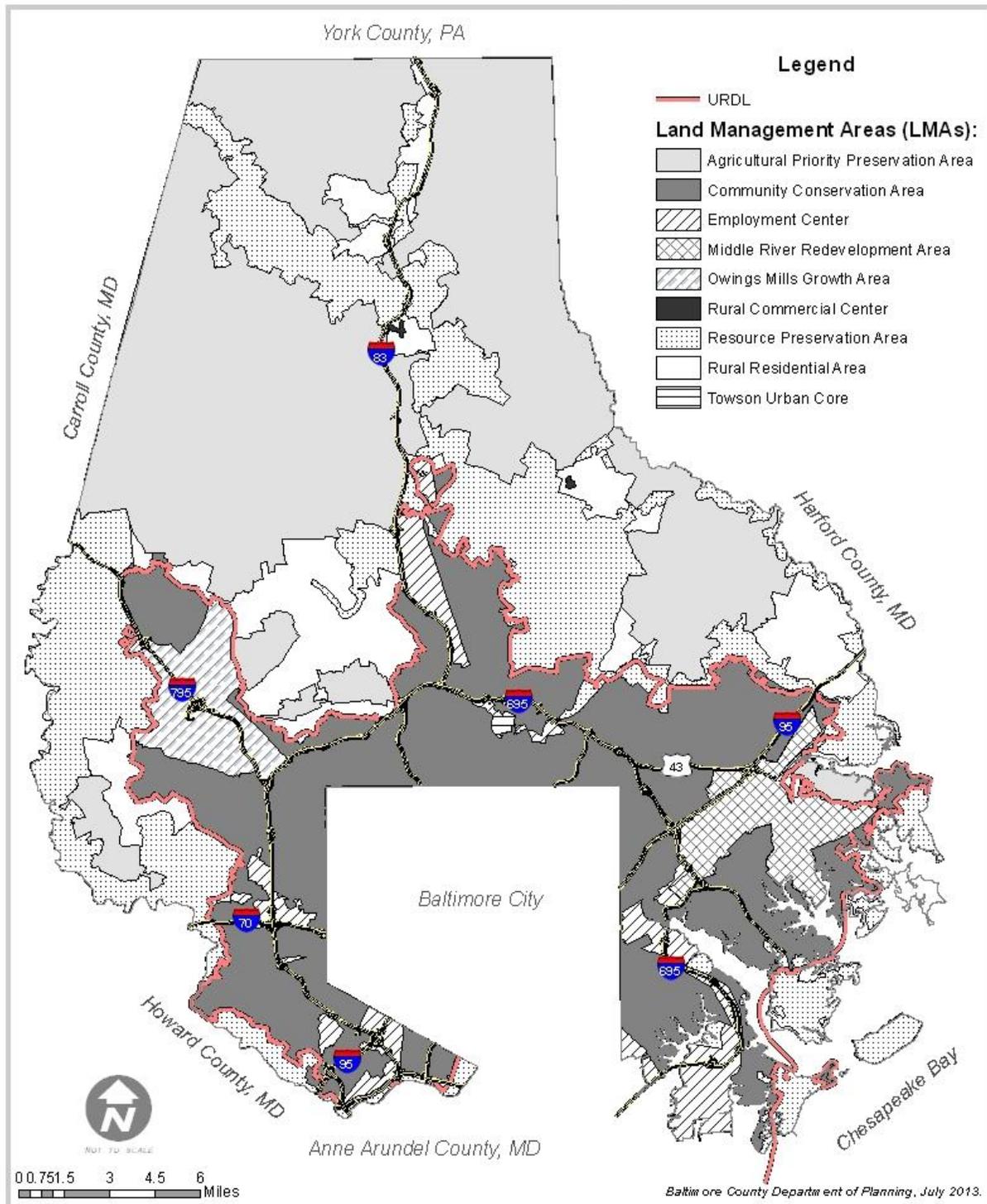
Baltimore County, Maryland, inaugurated growth management policies in the late 1960s. These policies are established by the master planning process, and are essential to sustainable development and ensuring the continued health, safety and resource preservation for communities and constituents in Baltimore County.

The Baltimore County Urban Rural Demarcation Line (URDL) established in 1967 identifies the urban area of the County receiving public water and sewer infrastructure thereby allowing denser residential, commercial and industrial development. The urban area inside the URDL accommodates the majority of the population living and working in the County. Conversely, in the rural areas, reliance on individual on-site well and septic systems limits the capacity for development. The URDL increases the efficiency of county revenues while supporting agricultural use and preservation, low-density residential uses and natural resource protection in the rural County.

The Quarterly Subdivision Report tracks the County's progress in the implementation of *Master Plan 2020* analyzing where development is occurring in relation to the URDL, Land Management Areas and Growth Tiers.

The following map and table illustrate the relationship between the URDL and Land Management Areas (LMAs). The LMAs were established in *Master Plans 2000 and 2010* and revised in *Master Plan 2020* to add the Middle River Redevelopment Area and remove the White Marsh-Perry Hall Growth Area that is fully built.

Urban-Rural Demarcation Line and Land Management Areas Baltimore County



LMA Code	LMA Name	URDL Location
CCA	Community Conservation Area	Urban
EC	Employment Center	Urban
EC HV	Employment Center - Hunt Valley	Urban
MRRA	Middle River Redevelopment Area	Urban
OMGA	Owings Mills Growth Area	Urban
TUC	Towson Urban Center	Urban
APPA	Agricultural Priority Preservation Area	Rural
RCC	Rural Commercial Center	Rural
RPA	Resource Preservation Area	Rural
RRA	Rural Residential Area	Rural

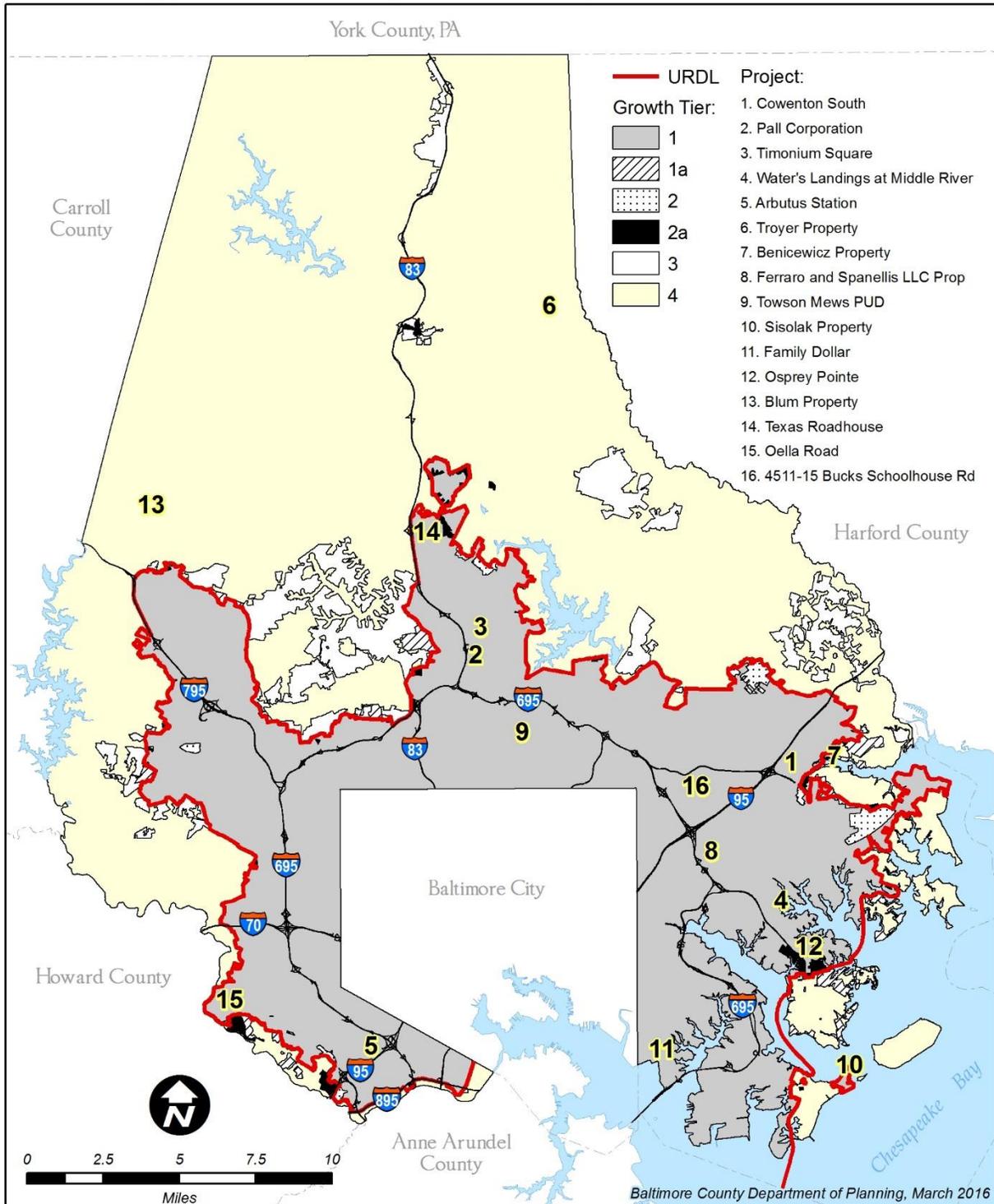
Development Summary

During the 3rd quarter of 2015, Baltimore County approved 16 development plans. During this reporting period, 1 planned unit development, 3 minor developments, five major developments and seven limited exemptions were approved (Figure 1). All but three of the approved development plans are within the urban LMAs and Growth Tier 1. The map on Page 5 locates each development plan relative to the Growth Tier area and the URDL.

Figure 1. Approved Development Plans, 3rd Quarter, 2015

Map Key	Project Name	Track	Type	Zoning	Acreage	LMA	Growth Tier
1	COWENTON SOUTH	MAJOR	MF	DR 10.5, BL, RO	51.82	CCA	1
2	PALL CORPORATION	LIMITED	OFFICE	ML-IM	6.400	EC-HV	1
3	TIMONIUM SQUARE, LOT 2	LIMITED	COMMERCIAL	BM	2.0300	CCA	1
4	WATER'S LANDINGS AT MIDDLE RIVER	LIMITED	OTHER	DR 3.5, DR 2, BL	59.853	CCA	1
5	ARBUTUS STATION	LIMITED	COMMERCIAL	BL	2.46	CCA	1
6	TROYER PROPERTY	MINOR	SFD	RC 8	30.000	APPA	4
7	BENICEWICZ PROPERTY	MINOR	SFD	RC 2, RC 50	1.409	RRA	1A
8	FERRARO AND SPANELLIS LLC PROPERTY	LIMITED	COMMERCIAL	BL-AS, BL, DR 5.5	1.581	MRRA	1
9	TOWSON MEWS PUD	PUD	SFA	BM-CT, DR 10.5	1.240	EC	1
10	SISOLAK PROPERTY	MINOR	SFD	DR 5.5	0.899	CCA	1
11	FAMILY DOLLAR	LIMITED	COMMERCIAL	BL	1.790	CCA	1
12	OSPREY POINTE	MAJOR	SFD	DR 3.5	6.804	CCA	1
13	BLUM PROPERTY	MAJOR	SFD	RC 3, RC 2	18.750	APPA	4
14	TEXAS ROADHOUSE	LIMITED	COMMERCIAL	ML-IM	24.260	EC-HV	1
15	OELLA ROAD	MAJOR	MIXED	DR 3.5	24.700	OMGA	4
16	4511-4515 BUCKS SCHOOL HOUSE ROAD	MAJOR	SFD	DR 3.5	4.710	CCA	1

Approved Development Plans, 3rd Quarter, 2015



Residential Development

In the 3rd quarter of 2015, Baltimore County approved 378 housing units, 82% being multi-family units (See Figure 2). There were 33 single family detached and 34 single family attached units. All but six units are in Land Management Areas that are inside the URDL and are Growth Tier 1. (See Figures 2 & 3).

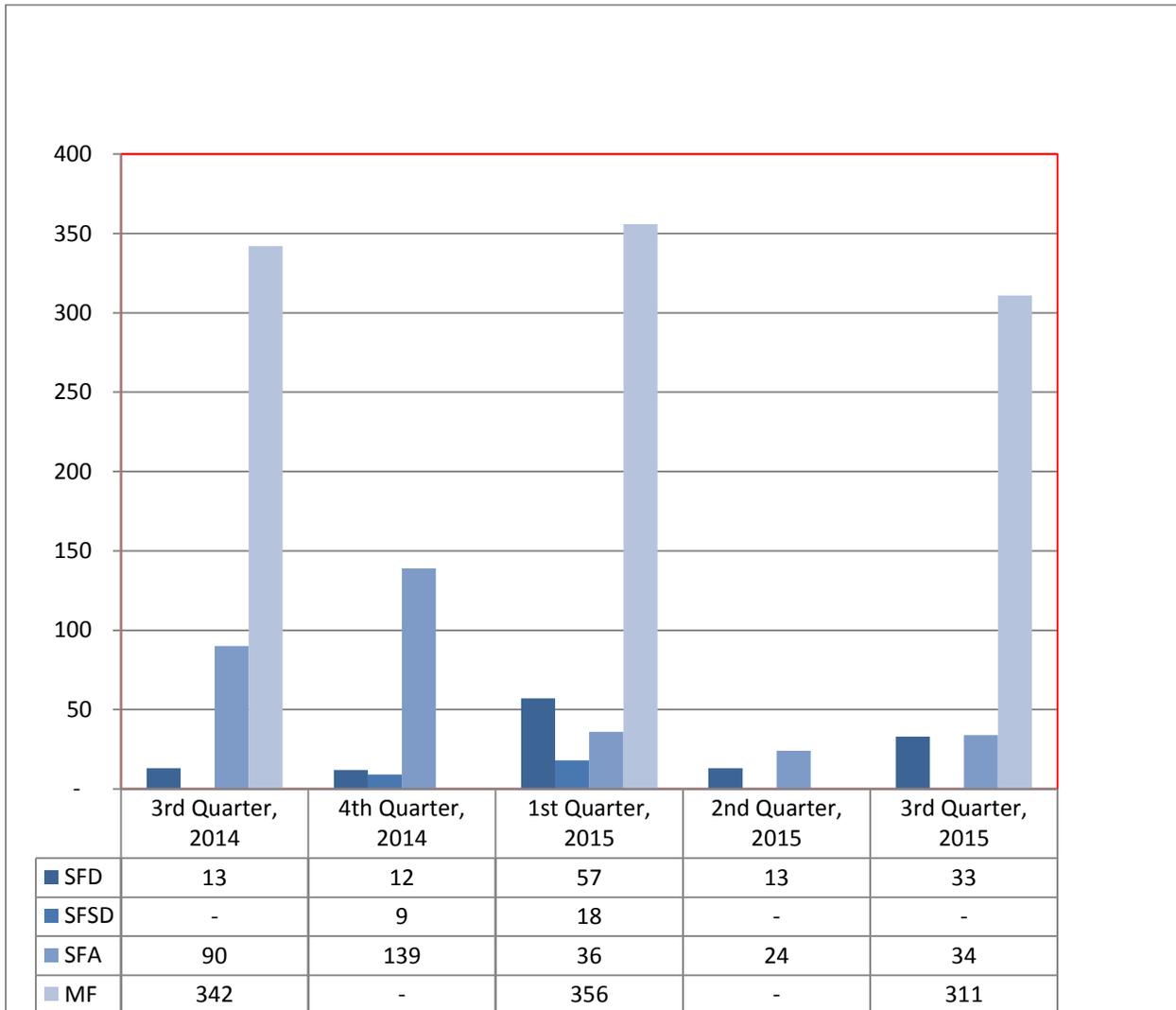
Figure 2. Units by Type in Approved Development Plans, 3rd Quarter 2015.

Map Key	Project Name	LMA	Growth Tier	Track	Type	SFD	SFSD	SFA	MF	Total
1	COWENTON SOUTH	CCA	1	MAJOR	MF	0	0	0	311	311
6	TROYER PROPERTY	APPA	4	MINOR	SFD	1	0	0	0	1
7	BENICEWICZ PROPERTY	RRA	1A	MINOR	SFD	2	0	0	0	2
9	TOWSON MEWS PUD	EC	1	PUD	SFA	0	0	34	0	34
10	SISOLAK PROPERTY	CCA	1	MINOR	SFD	3	0	0	0	3
12	OSPREY POINTE	CCA	1	MAJOR	SFD	16	0	0	0	16
13	BLUM PROPERTY	APPA	4	MAJOR	SFD	5	0	0	0	5
16	4511-4515 BUCKS SCHOOL HOUSE ROAD	CCA	1	MAJOR	SFD	6	0	0	0	6
SUM:						33	0	34	311	378
Percentage:						8.73%	0.00%	8.99%	82%	100%

Figure 3. Number of Units by LMA in Approved Development Plans, 3rd Quarter, 2014 - 3rd Quarter, 2015

LMA Code	LMA Name	3rd Quarter, 2014	4th Quarter, 2014	1st Quarter, 2015	2nd Quarter, 2015	3rd Quarter, 2015	Total
APPA	Agricultural Priority Preservation Area	1	0	2	0	6	9
CCA	Community Conservation Area	10	160	465	11	336	982
EC	Employment Center	0	0	0	0	34	34
EC-HV	Employment Center-Hunt Valley	342	0	0	0	0	342
MRRA	Middle River Redevelopment Area	90	0	0	0	0	90
OMGA	Owings Mills Growth Area	0	0	0	26	0	26
RCC	Rural Commercial Center	0	0	0	0	0	0
RPA	Resource Preservation Area	2	0	0	0	0	2
RRA	Rural Residential Area	0	0	0	0	2	2
TUC	Towson Urban Center	0	0	0	0	0	0
	Total	445	160	467	37	378	1,487

Figure 4. Units by Type in Approved Development Plans 3rd Quarter 2014- 3rd Quarter 2015



The graph in Figure 4 shows the approved development plans by type over the year beginning with the 3rd quarter of 2014 continuing through the 3rd quarter of 2015.

The report also compiles the number of occupancy permits for residential units approved in the quarter. These new residential units are a part of development plans approved and recorded prior to the reporting quarter or for existing legal lots of record. The approved occupancy permits act as indicators of development trends in Baltimore County and how successfully the growth management objectives of the Master Plan are being implemented.

In the period from 3rd quarter 2014 to 3rd quarter 2015, 1,487 units were approved for occupancy. Of them, 88% were single family structures (See Figure 5). The table in Figure 6 illustrates that during the 3rd quarter of 2015, over 73% of new units with approved occupancy permits are within the URDL and Growth Tier 1.

Figure 5. Units with Approved Occupancy Permits, 3rd Quarter, 2014 - 3rd Quarter, 2015

Housing Type	3rd Quarter, 2014	4th Quarter, 2014	1st Quarter, 2015	2nd Quarter, 2015	3rd Quarter, 2015	Total
SFD	103	154	98	109	127	591
SFSD	0	10	4	2	0	16
SFA	22	27	85	419	149	702
MF	26	12	0	140	0	178
Sum	151	203	187	670	276	1,487

Figure 6. Units with Approved Occupancy Permits by LMA or Growth Tier, 3rd Quarter, 2015

LMA	SFD	SFSD	SFA	MF	Total
APPA	8	-	-	-	8
EC	1	-	-	-	1
CCA	61	-	72	-	133
MRRA	22	-	18	-	40
OMGA	10	-	54	-	64
RPA	9	-	-	-	9
RRA	14	-	-	-	14
TUC	2	-	5	-	7
Sum	127	0	149	0	276

Policy Area Type	# of Units	% Share of Total
Urban LMA	245	88.77%
Rural LMA	31	11.23%

Growth Tier	SFD	SFSD	SFA	MF	Total	% Share of Total
1	99	-	103	-	202	73.19%
1a	1	-	-	-	1	0.36%
2	-	-	46	-	46	16.67%
2a	-	-	-	-	0	0.00%
3	5	-	-	-	5	1.81%
4	22	-	-	-	22	7.97%
Sum	127	0	149	0	276	100%

Non-Residential Developments

There were eight non-residential development plans approved in the 3rd quarter of 2015 (Figure 7). The largest development consisted of a 27,576 square foot commercial development approved within the Community Conservation Area (CCA) LMA.

Figure 7. Approved Non-Residential/Mixed Development Plans, 1st Quarter, 2015

Map Key	Project Name	LMA	Use Type	Track	Type	Industrial	Institution	Office	Restaurant	Retail	Other	Total
2	PALL CORPORATION	EC-HV	Propose to subdivide property	Limited	Office	-	-	-	-	-	-	0sf
3	TIMONIUM SQUARE	CCA	Proposed drive-thru restaurant	Limited	Commercial	-	-	-	4,000sf	-	-	4,000sf
4	WATER'S LANDINGS AT MIDDLE RIVER	CCA	Proposed subdivision	Limited	Other	-	-	-	-	-	-	0sf
5	ARBUTUS STATION	CCA	Propose restaurant, retail and medical office	Limited	Commercial	-	-	10,000sf	7,576sf	10,000sf	-	27,576sf
8	FERRARO AND SPANELIS LLC PROPERTY	MRRA	Proposed car wash	Limited	Commercial	-	-	-	-	-	7,344sf	7,344sf
11	FAMILY DOLLAR	CCA	Proposed Family Dollar	Limited	Commercial	-	-	-	-	8,320sf	-	8,320sf
14	TEXAS ROADHOUSE	EC-HV	Proposed restaurant	Limited	Commercial	-	-	-	7,163sf	-	-	7,163sf
15	OELLA RD	OMGA	Proposed subdivision	Refinement	Mixed	-	-	-	-	-	-	0sf
SUM:						0sf	0sf	10,000sf	18,739sf	18,320sf	7,344sf	54,403sf
Percentage:						0%	0%	18.38%	34.45%	33.67%	13.50%	100%

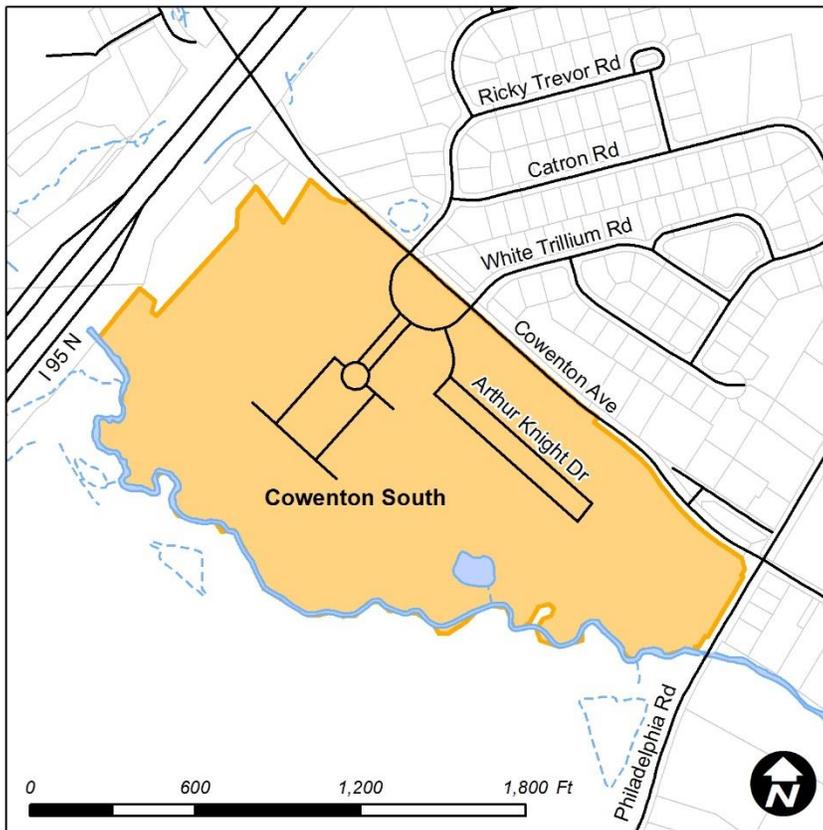
Appendix

Definitions:

REFERENCE #.....	File number from Permits, Applications, and Inspections (PAI)
DEVELOPMENT TRACK.....	The development track of the project (MAJOR, MINOR, LIMITED, OR PUD)
MINOR SUB #.....	The 5-digit reference assigned to minor subdivisions by PAI
COUNCIL DISTRICT.....	County Councilmanic District
LOCATION.....	Address of project
TAX MAP / BLOCK / PARCEL...	Tax map reference numbers
DEVELOPMENT TYPE.....	Type of development proposed
PROPOSED UNITS / LOTS.....	Number of proposed lots / units for a project
SFD.....	Single family detached units, also includes sfd condominiums
SFSD.....	Single family semi-attached units, duplex
SFA.....	Single family attached units, also includes sfa condominiums
MULTI FAM.....	Apartments, condominium buildings, elderly housing apartments
SPECIAL.....	Special units – assisted living
OTHER.....	Commercial, industrial, office & lots with no proposed development
DEVELOPED UNITS / LOTS....	Number of developed lots / units so far, includes existing to remain
PLAN SUBMITTED.....	The date the plan was received by the Department of Planning
PLAN APPROVAL.....	The date the plan was approved
TOTAL ACREAGE.....	Acreage of entire project
ZONING 1.....	Largest zoning area on site with its acreage
ZONING 2.....	2 nd largest zoning area with its acreage
ZONING 3.....	3 rd largest zoning area with its acreage
EXISTING LOTS / UNITS.....	Existing lots / units to remain
LMA.....	Land Management Areas
GROWTH TIER I.....	Served by public sewer and inside the URDL
GROWTH TIER IA.....	Served by public sewer and outside the URDL
GROWTH TIER II.....	Planned for public sewer and inside the URDL
GROWTH TIER IIA.....	Planned for public sewer and outside the URDL
GROWTH TIER III.....	Large lot developments on septic
GROWTH TIER IV.....	Preservation and conservation areas. No major subdivisions on septic.

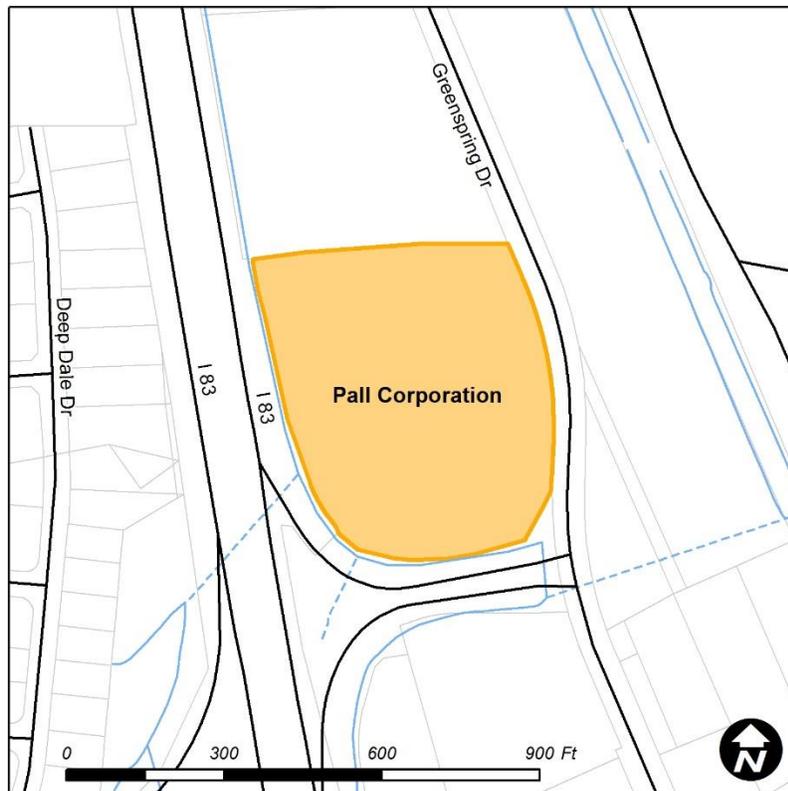
Cowenton South

DEVELOPMENT TRACK:	Refinement	PAI #	111015				
DEVELOPMENT TYPE:	Multi-family	MINOR SUB #:	LIMITED #				
LOCATION:	Cowenton Ave						
MAP	72	COUNCIL DISTRICT	5	PLAN SUBMITTED	11/18/2014		
BLOCK	24	LMA	CCA	PLAN APPROVAL	7/2/2015		
PARCEL	9	Growth Tier	1				
#PROPOSED:		#DEVELOPED:		ZONING1	DR 10.5	ACRES	49.03
UNITS/LOTS	311	UNITS/LOTS	0	ZONING2	BL	ACRES	2.47
SFD	0	DVLP SFD	0	ZONING3	RO	ACRES	0.18
SFSD	0	DVLP SFSD	0			TOTAL	51.82
SFA	0	DVLP SFA	0				
MULTIFAM	311	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



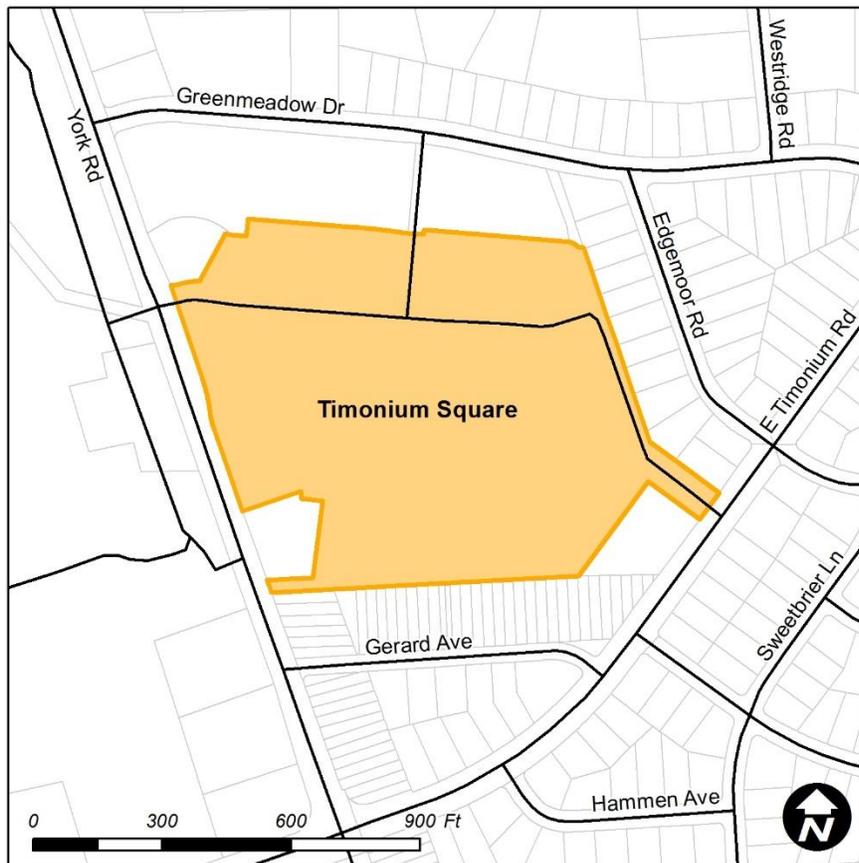
Pall Corporation

DEVELOPMENT TRACK:							
Limited Exemption	PAI #	80697					
DEVELOPMENT TYPE: Office							
MINOR SUB #:							
LIMITED #							
LOCATION: 2120 Greenspring Dr.							
MAP	60	COUNCIL DISTRICT	4	PLAN SUBMITTED	12/12/2014		
BLOCK	5	LMA	EC-HV	PLAN APPROVAL	7/2/2015		
PARCEL	498,738,789	Growth Tier	1				
#PROPOSED:				#DEVELOPED:			
UNITS/LOTS	1	UNITS/LOTS	1	ZONING1	ML-IM	ACRES	6.4
SFD	0	DVLP SFD	0	ZONING2	ACRES		
SFSD	0	DVLP SFSD	0	ZONING3	ACRES		
SFA	0	DVLP SFA	0	TOTAL			6.4
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	1				



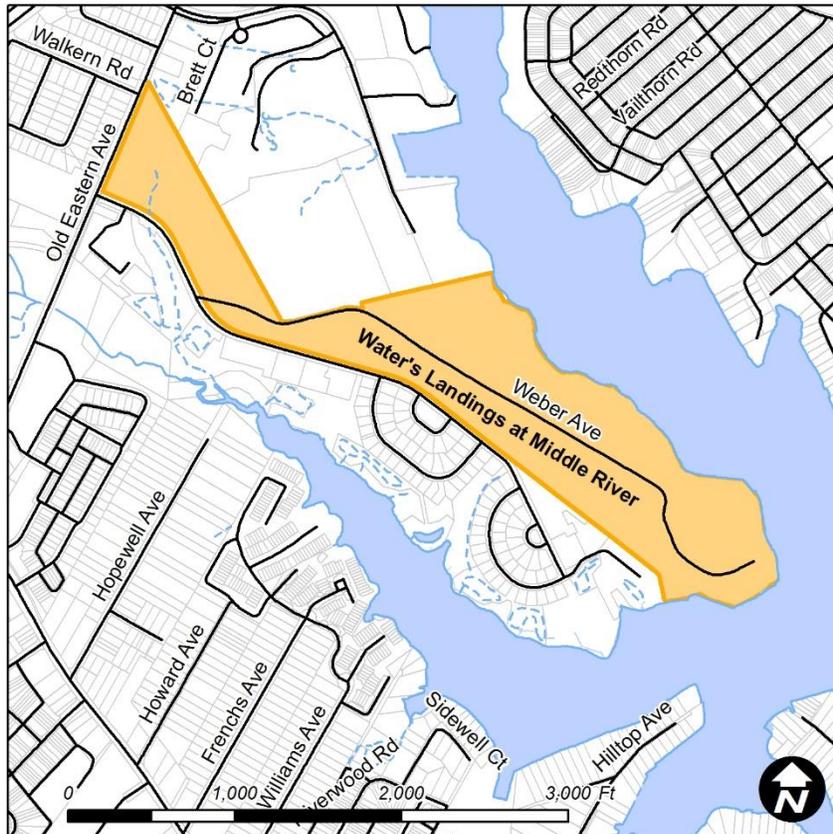
Timonium Square, Lot 2

DEVELOPMENT TRACK:	Refinement	PAI #	80558				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	2129 York Rd						
MAP	60	COUNCIL DISTRICT	3	PLAN SUBMITTED	11/28/2014		
BLOCK	6	LMA	CCA	PLAN APPROVAL	7/2/2015		
PARCEL	770	Growth Tier	1				
#PROPOSED:		#DEVELOPED:		ZONING1	BM	ACRES	2.03
UNITS/LOTS	1	UNITS/LOTS	0	ZONING2		ACRES	
SFD	0	DVLP SFD	0	ZONING3		ACRES	
SFSD	0	DVLP SFSD	0			TOTAL	2.03
SFA	0	DVLP SFA	0				
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



Water's Landings at Middle River

DEVELOPMENT TRACK:	Limited Exemption	PAI #	150966				
DEVELOPMENT TYPE:	Other	MINOR SUB #:					
		LIMITED #					
LOCATION:	1720 Old Eastern Ave						
MAP	90	COUNCIL DISTRICT	6	PLAN SUBMITTED	5/12/2015		
BLOCK	23	LMA	CCA	PLAN APPROVAL	7/7/2015		
PARCEL	1272	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	0	ZONING1	DR 3.5	ACRES	25.1
SFD	0	DVLP SFD	0	ZONING2	DR 2	ACRES	24.2
SFSD	0	DVLP SFSD	0	ZONING3	BL	ACRES	9.2
SFA	0	DVLP SFA	0			TOTAL	59.853
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	2	DVLP OTHER	0				



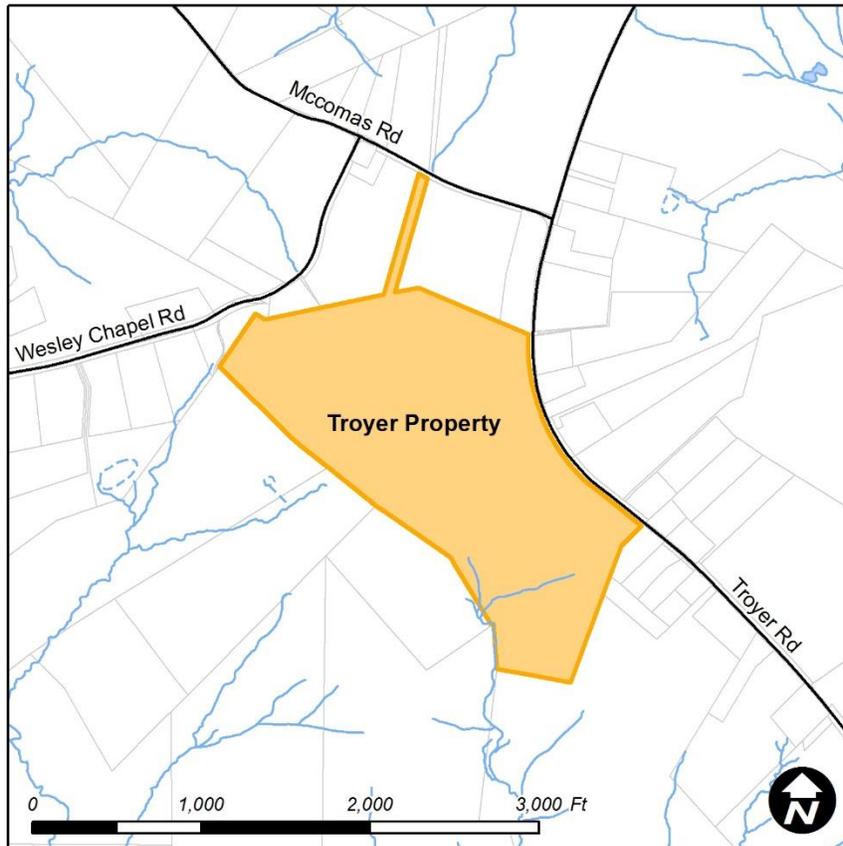
Arbutus Station

DEVELOPMENT TRACK:	Limited Exemption	PAI #	130225				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
LOCATION:	1505 & 1507 Sulphur Spring Rd	LIMITED #					
MAP	108	COUNCIL DISTRICT	1	PLAN SUBMITTED	12/2/2014		
BLOCK	6	LMA	CCA	PLAN APPROVAL	7/8/2015		
PARCEL	708	Growth Tier	1				
#PROPOSED:		#DEVELOPED	:				
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BL	ACRES	2.46
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	2.46
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



Troyer Property

DEVELOPMENT TRACK:	Minor	PAI #	100385				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	00051M				
		LIMITED #					
LOCATION:	17428 Troyer Rd						
MAP	23	COUNCIL DISTRICT	3	PLAN SUBMITTED	10/27/2014		
BLOCK	10	LMA	APPA	PLAN APPROVAL	7/15/2015		
PARCEL	82	Growth Tier	4				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	RC 8	ACRES	30
SFD	1	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	30
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



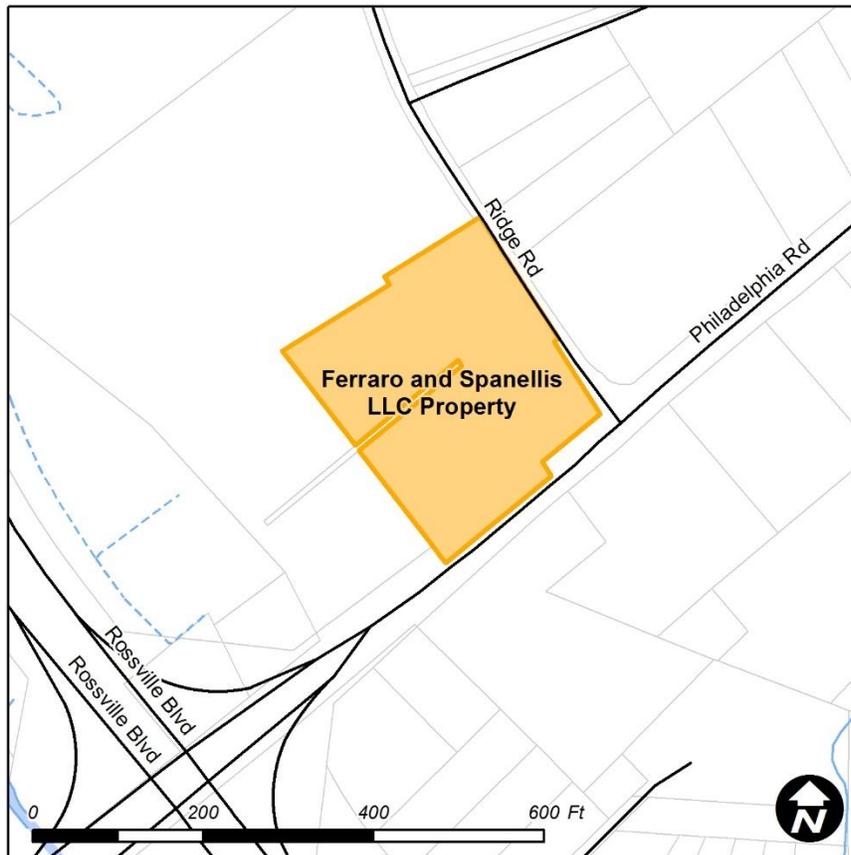
Benicewicz Property

DEVELOPMENT TRACK:	Minor	PAI #	111119				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	13015M				
		LIMITED #					
LOCATION:	8 Opie Rd						
MAP	73	COUNCIL DISTRICT	5	PLAN SUBMITTED	7/26/2013		
BLOCK	20	LMA	RRA	PLAN APPROVAL	8/12/2015		
PARCEL	316	Growth Tier	1a				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	RC 2	ACRES	1.3669
SFD	2	DVLP SFD	1	ZONING2	RC 50	ACRES	0.0275
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	1.4088
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



Ferraro and Spanellis LLC Property

DEVELOPMENT TRACK:							
Limited Exemption	PAI #	140481					
DEVELOPMENT TYPE: Commercial							
MINOR SUB #:							
LIMITED #							
LOCATION: 8776 Philadelphia Rd							
MAP	90	COUNCIL DISTRICT	6	PLAN SUBMITTED	5/6/2010		
BLOCK	1	LMA	MRRA	PLAN APPROVAL	8/12/2015		
PARCEL	335	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	BL-AS	ACRES	1.37
SFD	0	DVLP SFD	0	ZONING2	BL	ACRES	0.18
SFSD	0	DVLP SFSD	0	ZONING3	DR 5.5	ACRES	0.03
SFA	0	DVLP SFA	0	TOTAL			1.581
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	2	DVLP OTHER	1				



Towson Mews PUD

DEVELOPMENT TRACK:	PUD	PAI #	90492				
DEVELOPMENT TYPE:	SFA	MINOR SUB #:					
		LIMITED #					
LOCATION:	200 E. Pennsylvania Ave						
MAP	70	COUNCIL DISTRICT	5	PLAN SUBMITTED	5/27/2015		
BLOCK	12	LMA	EC	PLAN APPROVAL	8/24/2015		
PARCEL	446	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	34	UNITS/LOTS	0	ZONING1	BM-CT	ACRES	1
SFD	0	DVLP SFD	0	ZONING2	DR 10.5	ACRES	0.24
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	34	DVLP SFA	0			TOTAL	1.24
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



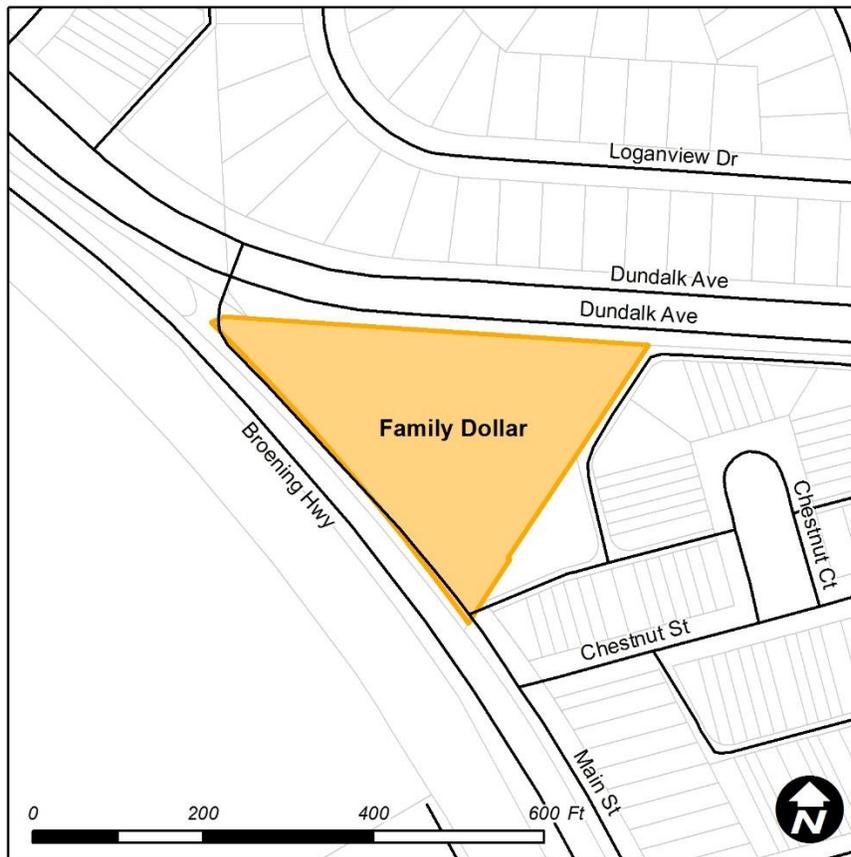
Sisolak Property

DEVELOPMENT TRACK:							
TRACK:	Minor	PAI #	150988				
DEVELOPMENT TYPE: SFD							
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	14005M				
LIMITED #							
LOCATION: 2695,2697,2699 Bay Dr.							
MAP	112	COUNCIL DISTRICT	7	PLAN SUBMITTED	6/27/2014		
BLOCK	15	LMA	CCA	PLAN APPROVAL	9/3/2015		
PARCEL	4	Growth Tier	1				
#PROPOSED:				#DEVELOPED:			
UNITS/LOTS	3	UNITS/LOTS	0	ZONING1	DR 5.5	ACRES	0.8988
SFD	3	DVLP SFD	0	ZONING2	ACRES		
SFSD	0	DVLP SFSD	0	ZONING3	ACRES		
SFA	0	DVLP SFA	0	TOTAL			0.8988
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



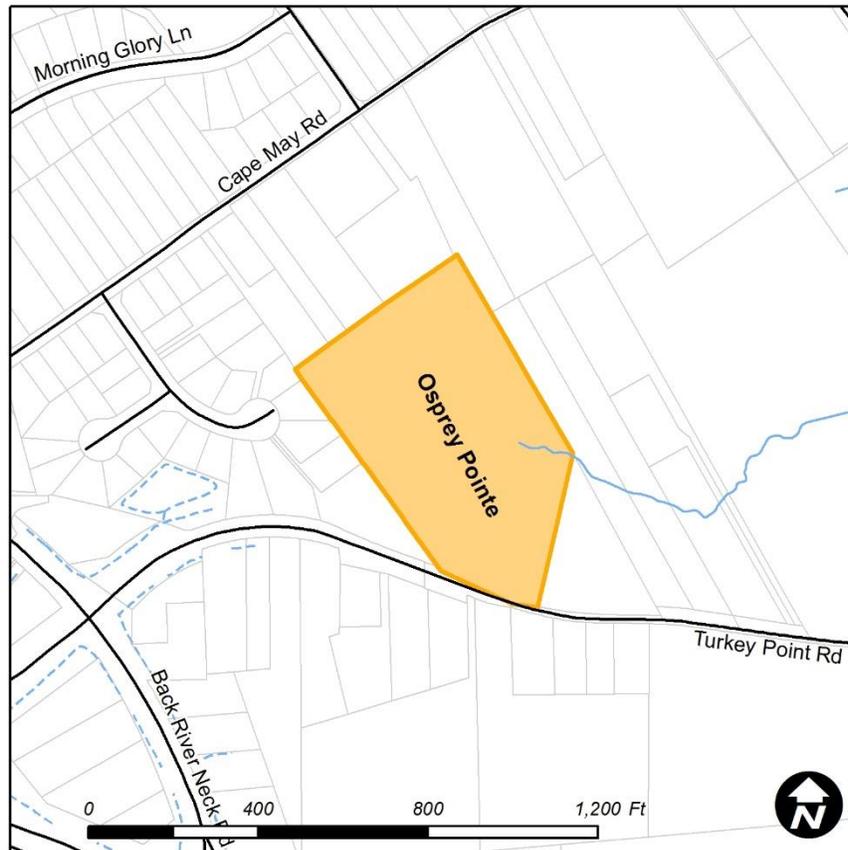
Family Dollar

DEVELOPMENT TRACK:	Limited Exemption	PAI #	120161			
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:				
		LIMITED #				
LOCATION:	3803 Dundalk Ave					
MAP	110	COUNCIL DISTRICT	7	PLAN SUBMITTED	8/7/2014	
BLOCK	4	LMA	CCA	PLAN APPROVAL	9/4/2015	
PARCEL	14	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BL ACRES	1.79
SFD	0	DVLP SFD	0	ZONING2	ACRES	
SFSD	0	DVLP SFSD	0	ZONING3	ACRES	
SFA	0	DVLP SFA	0		TOTAL	1.79
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	1	DVLP OTHER	0			



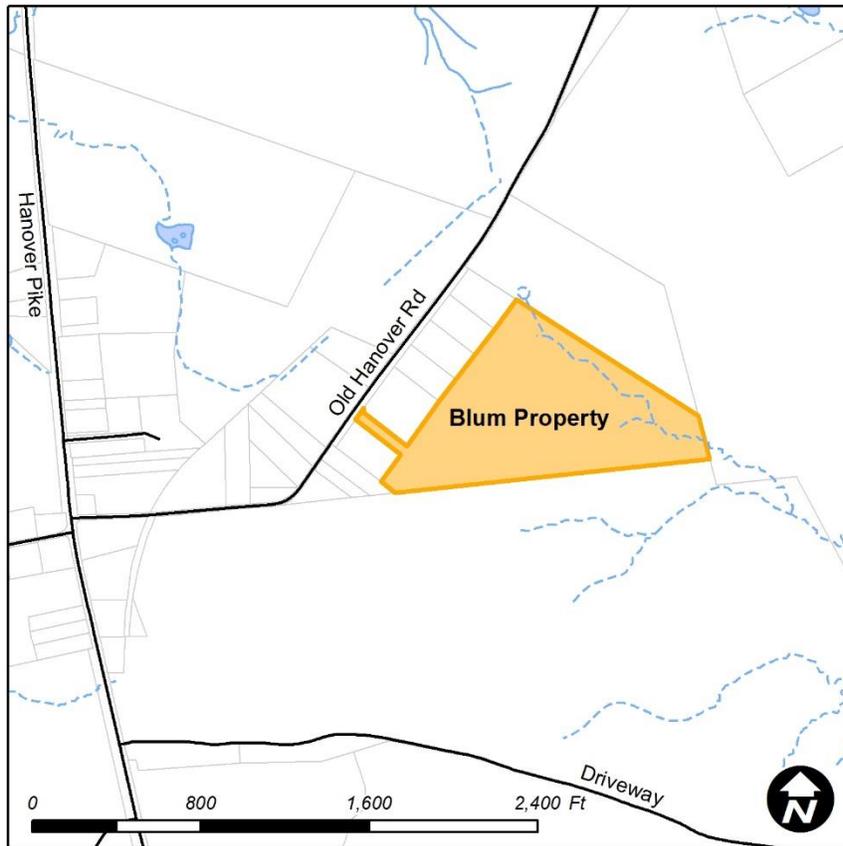
Osprey Pointe

DEVELOPMENT TRACK: Major PAI # 150757							
DEVELOPMENT TYPE: SFD MINOR SUB #: LIMITED #							
LOCATION: 1630 Turkey Point Rd							
MAP	98	COUNCIL DISTRICT	6	PLAN SUBMITTED	12/18/2014		
BLOCK	13	LMA	CCA	PLAN APPROVAL	9/11/2015		
PARCEL	63	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	16	UNITS/LOTS	0	ZONING1	DR 3.5	ACRES	6.776
SFD	16	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	6.776
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



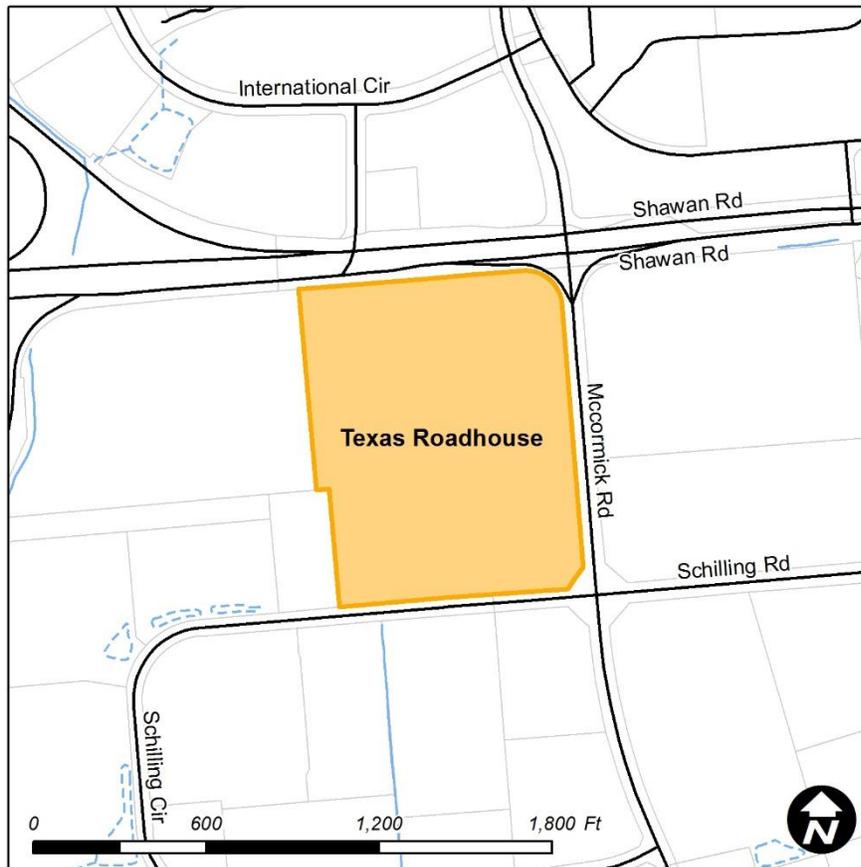
Blum Property

DEVELOPMENT TRACK:							
Major	PAI #	40737					
DEVELOPMENT TYPE: SFD							
MINOR SUB #:							
LIMITED #							
LOCATION: Behind 13945 Old Hanover Rd							
MAP	39	COUNCIL DISTRICT	3	PLAN SUBMITTED	3/30/2015		
BLOCK	5	LMA	APPA	PLAN APPROVAL	9/11/2015		
PARCEL	121	Growth Tier	4				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	5	UNITS/LOTS	0	ZONING1	RC 3	ACRES	17.694
SFD	5	DVLP SFD	0	ZONING2	RC 2	ACRES	1.056
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	18.75
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



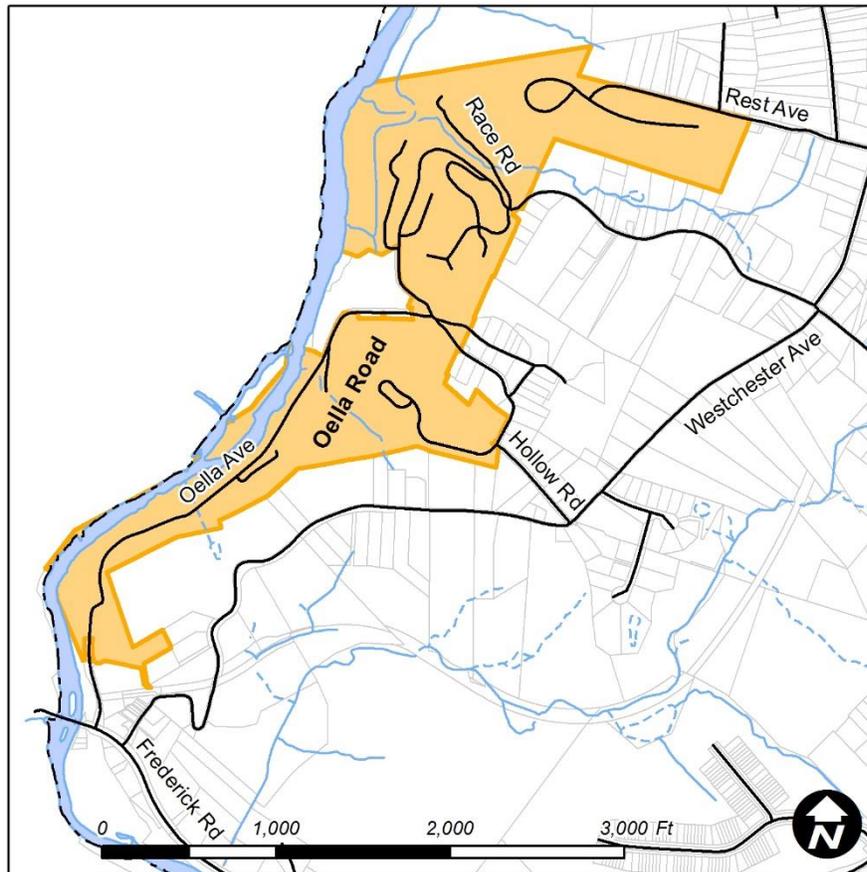
Texas Roadhouse

DEVELOPMENT TRACK:							
Limited Exemption	PAI #	80894					
DEVELOPMENT TYPE: Commercial							
MINOR SUB #:							
LIMITED #							
LOCATION: 11350 McCormick Rd							
MAP	42	COUNCIL DISTRICT	3	PLAN SUBMITTED	4/2/2015		
BLOCK	14	LMA	EC-HV	PLAN APPROVAL	9/17/2015		
PARCEL	413	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	ML-IM	ACRES	24.26
SFD	0	DVLP SFD	0	ZONING2	ACRES		
SFSD	0	DVLP SFSD	0	ZONING3	ACRES		
SFA	0	DVLP SFA	0	TOTAL			
MULTIFAM	0	DVLP MFAM	0	24.26			
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



Oella Road

DEVELOPMENT TRACK:							
Refinement	PAI #	10226					
DEVELOPMENT TYPE: Mixed							
MINOR SUB #:							
LIMITED #							
LOCATION: 715 Pleasant Hill Rd							
MAP	100	COUNCIL DISTRICT	3	PLAN SUBMITTED	8/24/2015		
BLOCK	3	LMA	OMGA	PLAN APPROVAL	9/18/2015		
PARCEL	1286	Growth Tier	4				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	0	ZONING1	DR 3.5	ACRES	24.7
SFD	0	DVLP SFD	0	ZONING2	ACRES		
SFSD	0	DVLP SFSD	0	ZONING3	ACRES		
SFA	0	DVLP SFA	0	TOTAL			24.7
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



4511-4515 Bucks School House Road

DEVELOPMENT TRACK:	Major	PAI #	140368				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:					
		LIMITED #					
LOCATION:	4441 Bucks School House Rd						
MAP	81	COUNCIL DISTRICT	6	PLAN SUBMITTED	6/4/2015		
BLOCK	6	LMA	CCA	PLAN APPROVAL	9/29/2015		
PARCEL	478, 1216	Growth Tier	1				
#PROPOSED:		#DEVELOPED:		ZONING1	DR 3.5	ACRES	4.71
UNITS/LOTS	6	UNITS/LOTS	4	ZONING2		ACRES	
SFD	6	DVLP SFD	4	ZONING3		ACRES	
SFSD	0	DVLP SFSD	0			TOTAL	4.71
SFA	0	DVLP SFA	0				
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				

